

FOR LEASE

- ◆ Class "A" Two-Story Office Building under Construction
- ◆ 2,393 - 6,350 sf available on 2nd Floor
- ◆ Grand 2 story lobby entrance with elevator to second floor and many unique features and finishes
- ◆ Portion of Space will be finished & remaining will have flexibility to complete to Tenant's specs
- ◆ Surrounded by rapidly growing residential communities, hotels and retail businesses just south of SR 54 on Trinity Blvd.
- ◆ 1st floor will be occupied by ReMax Champions, a highly-rated residential real estate company
- ◆ Adjacent mirror image building owned & occupied by Award-winning law firm. Beautiful shared courtyard between the two buildings.
- ◆ Tenant will get panel on monument sign and have potential for prominent building signage



Trinity Professional Office - 2nd Floor

11541 Trinity Blvd., Trinity, FL 34655

Lease Price: \$21 psf Modified Gross



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Broker/Owner

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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

BUILDING SPECIFICATIONS

Address: 11541 Trinity Blvd, Trinity FL
Land Size: 1.14 Acres
Building Size: 14,280 sf
Year Built: 2020
Parking: 4/1000 sf and cross access parking with contiguous building
Suitable Use: Professional Office
Buildout: Landlord will provide TI allowance (with amount to be based on qualifications)



Demographics - 5 miles



Population Estimate: 67,579



Population Growth: 11.62%



Median Age: 45



Average HH Income: \$87,950





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2,393 - 6,350 sf

CUSTOMIZE THE FLOOR PLAN!

